

Item # _____

Prepared by: Gloria Kelly
Real Estate Services

Approved by: _____
Assistant County Attorney

RESOLUTION APPROVING THE CONVEYANCE OF TWO (2) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 55 AND 98.2 TO HABITAT FOR HUMANITY OF GREATER MEMPHIS, INC., A TENNESSEE NOT-FOR-PROFIT CORPORATION, FOR NOMINAL CONSIDERATION, PURSUANT TO T.C.A. §67-5-2509(d)(2) AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE A QUIT CLAIM DEED. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired two (2) Delinquent Tax Parcel from Shelby County Trustee Tax Sale Nos. 55 and 98.2, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit “A”, and incorporated herein by reference; and

WHEREAS, Habitat for Humanity of Greater Memphis, Inc., a Tennessee not-for-profit corporation, has determined that these Delinquent Tax Parcels are needed for its use **in developing low income single family housing that will be owner occupied**; and

WHEREAS, Habitat for Humanity of Greater Memphis, Inc., a Tennessee not-for-profit corporation, has requested Shelby County to convey these Delinquent Tax Parcels to it, for nominal consideration, for its use **in developing low income single family housing that will be owner occupied**; and

WHEREAS, T.C.A. §67-5-2509(d)(2) allows Shelby County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of developing single family housing that will be owner occupied; and

WHEREAS, It is deemed to be in the best interest of Shelby County to convey said Delinquent Tax Parcels to Habitat for Humanity of Greater Memphis, Inc., a Tennessee not-for-profit corporation, for nominal consideration, to be used **in developing low income single family housing that will be owner occupied**.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the conveyance of the aforementioned two (2) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 55 and 98.2, to the Habitat for Humanity of Greater Memphis, Inc., a Tennessee not-for-profit corporation, listed in said Exhibit ‘A’, for nominal consideration, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the County Mayor be and is authorized to execute Quit Claim Deeds conveying the same, along with any other documents necessary for the conveyance of the Delinquent Tax Parcel described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

Exhibit "A"									
Exhibit #	Tax Sale	WBP	Address/ Lot Size	Zoning Code	Total Taxes and Fees	Purchaser	Evaluation	Sales Price	Planned Use
7375	98.2	042037000001670	0 Brown Avenue 142' x 167'	R-D	\$ 4,174.67	Habitat for Humanity of Greater Memphis	\$6,000.00	\$0.00 Vacant Lot	To develop low income single family housing to be owner occupied
6199	55	042038000000100	0 Brown Avenue 419' x 210'	RMM	\$17,428.29	Habitat for Humanity Of Greater Memphis	\$9,000.00	\$0.00 Vacant Lot	To develop low income family housing to be owner occupied

SUMMARY SHEET

I. Description of Item

These are unimproved County owned Delinquent Tax Parcels Nos. 04203700001670, 142' x 167' in size, located on the north side of Brown Avenue and east of Springwood and 04203800000100, 419' x 210' in size, located south side of Brown Avenue and across the intersection of Brown Avenue and Springwood, within the City of Memphis. Parcel No. 04203700001670 were acquired in 2001 by the County from Shelby County Trustee Tax Sale No. 55 for outstanding taxes, penalties and interest in the amount of \$17,428.29 and Parcel No. 04203800000100 was acquired in 1990 by the County from Shelby County Trustee Tax Sale No. 98.2 for outstanding taxes, penalties and interest in the amount of \$4,174.67. Habitat for Humanity of Greater Memphis, Inc., a Tennessee not-for-profit corporation, in good standing with the Federal and State Governments and Memphis Housing Community Development, has requested Shelby County to convey these unimproved Delinquent Tax Parcels to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied. Habitat for Humanity of Greater Memphis is a 501 (c) (3) nonprofit organization, celebrating 25 years of building in Memphis and the surrounding area. It provides affordable housing to low income/first time homeowner families, currently living in substandard conditions, in need of a simple, descent place to live. It has now completed its 318th home. Families selected for the Habitat program are provided homeownership and financial responsibility training; and they are required to participate in the construction of their home as part of their required 350 hours of "Sweat Equity". T.C.A. §67-5-2509(d)(2) allows the County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of developing single family housing that will be owner occupied. Based on the above, it is hereby recommended by the Administration that the conveyance of this Delinquent Tax Parcel be approved.

II. Source and Amount of Funding

No county funds required.

III. Contract Items

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

0 Brown Avenue

Tax Parcel No. 04203700001670

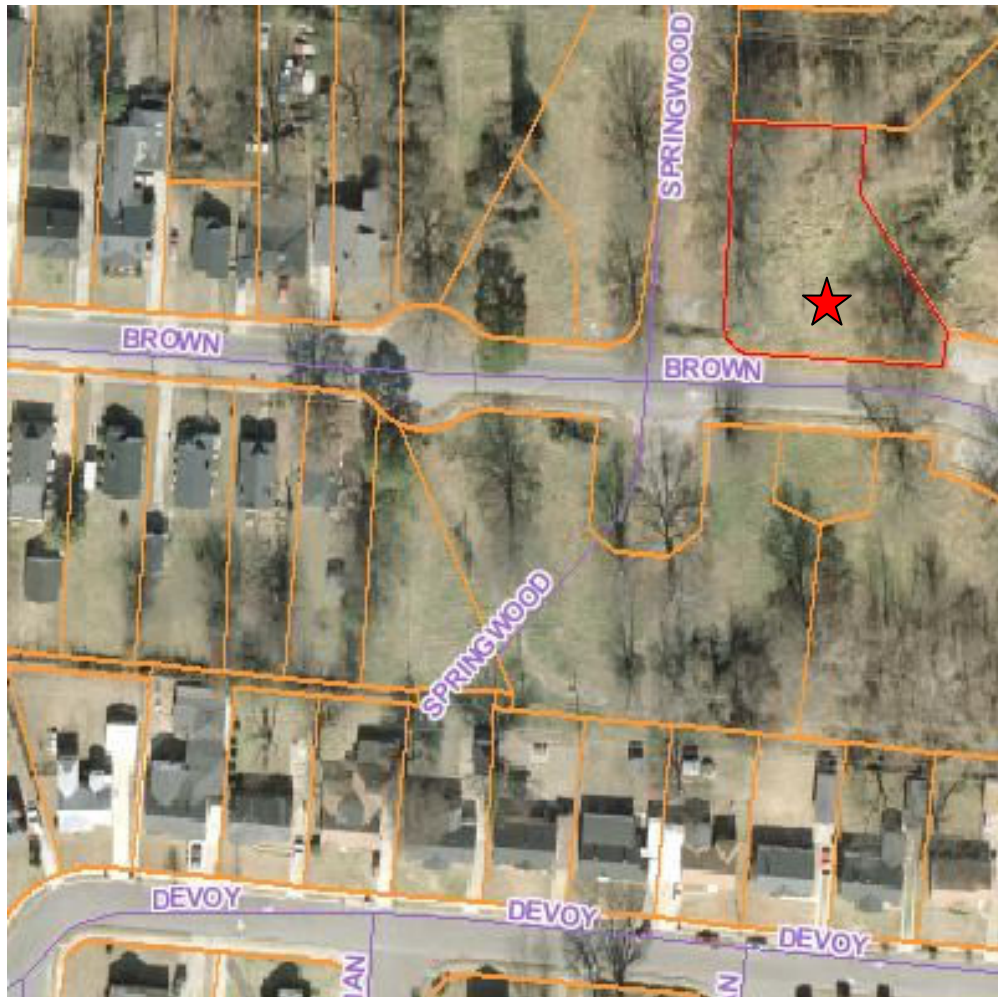


0 Brown Avenue
Tax Parcel No. 0420370000167



0 Brown Avenue

Tax Parcel No. 04203800000100



Tax Parcel No. 04203800000100

